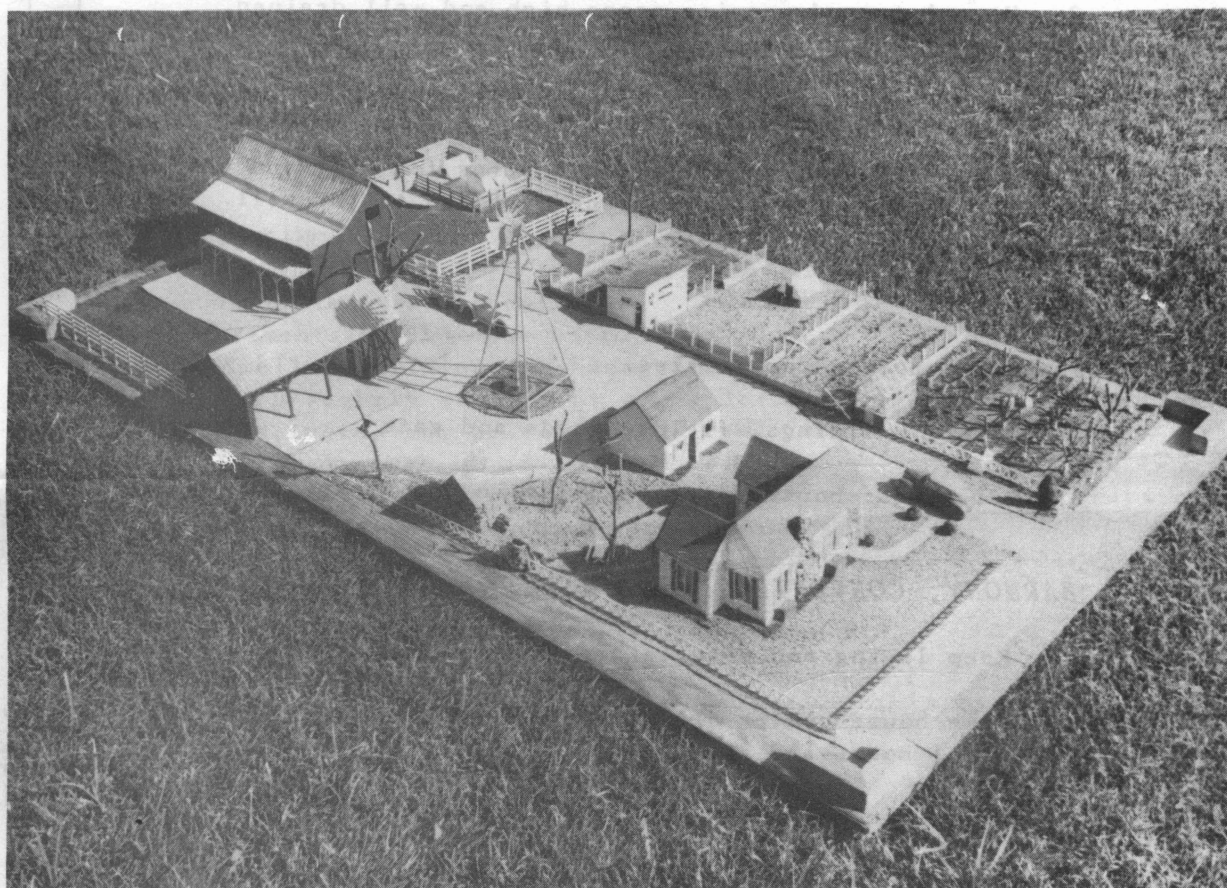


PLAN THE FARMSTEAD



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Ide P. Trotter, Director, College Station, Texas

ELEMENTS OF FARMSTEAD PLANNING

A. A PLEASANT HEALTHFUL PLACE TO WORK

1. Put farmhouse on well drained ground.
2. Keep lots and service areas high and well drained.
3. Arrange so breezes blow odors, flies and dust away from house.
4. Exercise care in selection of sites for well and waste disposal -- avoid surface drainage to the well.

B. SAVE TIME AND ENERGY

1. Group related activities.
2. Relate buildings, fields, roads and gates.
3. Relate farmhouse doors to drive-in and walks.

C. HARMONY, CONVENIENCE AND SAFETY

1. Keep living and service areas separate.
2. Make house center of interest -- consider relationship of house and road.
3. Relate buildings to minimize fire hazards.

PLAN THE FARMSTEAD

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Home and farm building improvements are being planned and made by Texas farm and ranch families at a constantly increasing rate. The key to successfully meeting future needs is a long range plan to provide gradual changes. Each building, including the home, should be considered separately, then as a part of the over-all arrangement. Following are considerations to help in making your farmstead a plan of greater beauty, efficiency and convenience.

I. REMODELING

As a building is replaced, repaired or improved, consider possible improvements in locating.

Adjustments may be made as follows:

Smaller buildings may sometimes be moved to better locations.

An unsightly section or a hog lot may be shifted.

A driveway may be relocated.

Low spots may be filled or drained.

Fences may be arranged or raised so that weeds and grass can be kept down by sheep or other stock.

II. NEW BUILDINGS

Some factors to consider are:

Relation to Highway or Public Road

Is it convenient to a good all-weather road?

Cost of building a good road or drive from main highway to farmstead.

Avoid dust from highway.

Noise and traffic may be a nuisance and a danger.

Consult highway department and ask if there are any plans contemplated which would change the main highway and its relation to the farmstead.

Lay of Land

If possible select a site somewhat higher than road, on or near the top of a knoll, but consider need for saving water.

Areas around all buildings should have good surface drainage.

Barns and stock yards should not drain toward house or well.

Consider need for saving water.

Exposure

Place house so as to catch maximum of summer breezes and minimum of cold winds.

Avoid winds from barns and stockyards.

Plan to take advantage of sunlight.

Good Water and a Safe Water Supply

A vital consideration necessary to health and comfort of the family.

Trees

Provide for shade where needed in front and rear areas.
Consider the need for windbreaks.
Place windbreaks on north and west side of farmstead.

Relationship to Fields

Usually best to locate farmstead near the center of the farm, on or nearest surfaced road.

Fields between house and highway or those that border the yard might be planted in permanent pasture, small grain or other close cover crops. These crops will help prevent dust from blowing into the house, provide more attractive setting for buildings and give a more pleasing view.

Site in Harmony or Sympathy With Personality of House

Examples:

Rolling area suggests informality.

Plains, a low house conforms to landscape.

City street suggests more formality, may require tall structure.

'Of the hills' rather than 'on the hill'.

Electric and Telephone Lines

Cost and availability of obtaining installations.

Where possible and practical avoid poles in front yard and meters on front porch.

Centralize electrical installation by 'pole metering'.

Possible Use of Adjoining Land (not owned)

Future use might affect choice of site for house.

Example: A barn might be built across road in front of the house.

Distance from Neighbors

Depends on the kind of neighbors.

Possibility of change.

Allow sufficient distance on all sides for screen planting if desired.

Provide for privacy, one of the advantages of country life.

View

One of advantages of country life can be attractive surroundings.

A pleasant view gives inspiration.

Spaciousness

Consider time and labor available for maintaining spacious grounds.

Plan for good upkeep of home grounds.

III. PLANNING THE HOMESTEAD

In constructing any buildings consider possibility of future expansion. Small buildings scattered about are expensive, inconvenient and unattractive.

Arrange buildings around a 'court' (see illustrations on pages 6, 7, 8, and 9).

Advantages of grouping farm and ranch buildings in an orderly manner are:

They are more accessible and more convenient.

It keeps them within a reasonable distance from the house.

By lining up outside walls of buildings and enclosing the area with a fence, grazing is possible between all buildings and this eliminates small nooks that might grow up in weeds.

Gives a pleasing, uniform appearance.

All buildings should be located and arranged for convenience and attractiveness. (References F.B. 1132, Planning the Farmstead; F. B. 1087, Beautifying the Farmstead).

Observe your own movements about the farm. Place gates and buildings to save steps.

The kind and number of buildings will vary according to the needs of each farm or ranch. Consider convenience, appearance, and economy.

Consider fire hazards in placing buildings. Large buildings should be farther apart.

Provide for safe storage of gasoline and oil.

Provisions for water storage as fire-fighting feature is desirable.

Suggested arrangement might have wash house, wood or fuel storage and garage under one roof. Check fire hazards often.

Consider how and where laundry, butchering, canning and other major jobs are to be done.

Stock barns and sheds should be farthest from house on account of flies and odors -- 150' to 350'.

Arrange feed storage convenient to livestock buildings and to residence. Provide for convenience in unloading and/or feed grinding arrangements.

Implement Storage Sheds:

Might provide room for work shop.

Should be convenient to fields and to work animals.

Poultry Houses

Poultry should be kept reasonably near house for convenience of housewife.

Protection should be provided against thieves, hawks and wild animals.

Garage

Make entrance convenient and plan so that it does not detract from landscape.

Consider relation to house -- may be part of house or may have covered runway.

IV. PLANNING HOME GROUNDS

Three fairly distinct sections are usually recognized as being needed.

The public area.

That part facing the highway and visible from it.

It may extend from the house to the highway or if the house is back some distance, to a pasture or field.

The service area

This area should border on the service entrances to the house.

It should include the minimum space needed.

In this section are located such items as the garage, smoke-house, clothesline, trash burner, woodpile and other service equipment.

There should be space to back a truck into this area.

The private area

This area should be devoted primarily to outdoor living and recreation for the family and guests.

It should provide privacy and be screened with shrubs from public view.

Suitable out-of-door furniture can be provided as needed.

An outdoor fireplace and picnic table are often desirable.

In this space such features as bird baths, bird houses and sundials may be placed.

Outdoor living rooms or areas are not always practical on account of dampness and mosquitos. In such cases, consider screened porches or other possibilities.

V. INTER-RELATIONSHIPS

Consider relationship of all areas to each other and to buildings.

Example: vegetable garden and orchard should be convenient for homemaker to reach.

VI. WALKS AND DRIVES

Locate these for use and convenience, but not ornamentation.

Plan drives and walks so that they lead to the house entrance you want people to use. These must be convenient, or they will not be used.

Walks and drives leading to the house should be reasonably direct in their approach.

A drive that approaches the house along one side of the public area will usually fit into a landscape plan.

This driveway must serve both the house and the farm yard.

It should pass near the service entrance to the house.

It should lead directly to a garage.

The main entrance drive should be -

graded for proper drainage

graveled or hard surfaced to be serviceable at all times

ample in width -- at least 14' wide. On many farms the drive is 8' to 10' wide with grass on both sides to serve as a wider drive when necessary.

A turn around should be provided for the use of service trucks and visitors.

A parking space should be provided near the entrance visitors are expected to use.

Hard surfaced walks will be a big help in keeping the house clean.

VII. FENCES AND GATES

On most farms and ranches the yard should be enclosed by a neat, well kept fence.

This should allow for pasturing any fields surrounding the yard. It should keep chickens and livestock from the yard.

Gates should be placed only where they are needed and will be used.

Hinges and fasteners on gates should be kept in good repair. A sagging gate is a sign of neglect and has a shiftless appearance. A gate should fasten securely and operate with ease.

Consider cattle guards as a labor saving device.

VIII. SANITATION

Location of the well; surface water should drain away.

Insure safe water by testing (State Health Department).

Location of the septic tank; drain away from well.

Grease traps may be used advantageously.

Eliminate breeding places for flies and mosquitos.

Put your farmstead plans on paper, study them and determine if the layout could be more convenient. Ask the whole family to help in planning future developments. See your county Extension agent for models and suggestions.

REFERENCES:

F. B. 1132

F. B. 1087

C- 190

Planning the Farmstead

Beautifying the Farmstead

Prevent Farm Fires

ACKNOWLEDGMENTS:

Farmstead Planning

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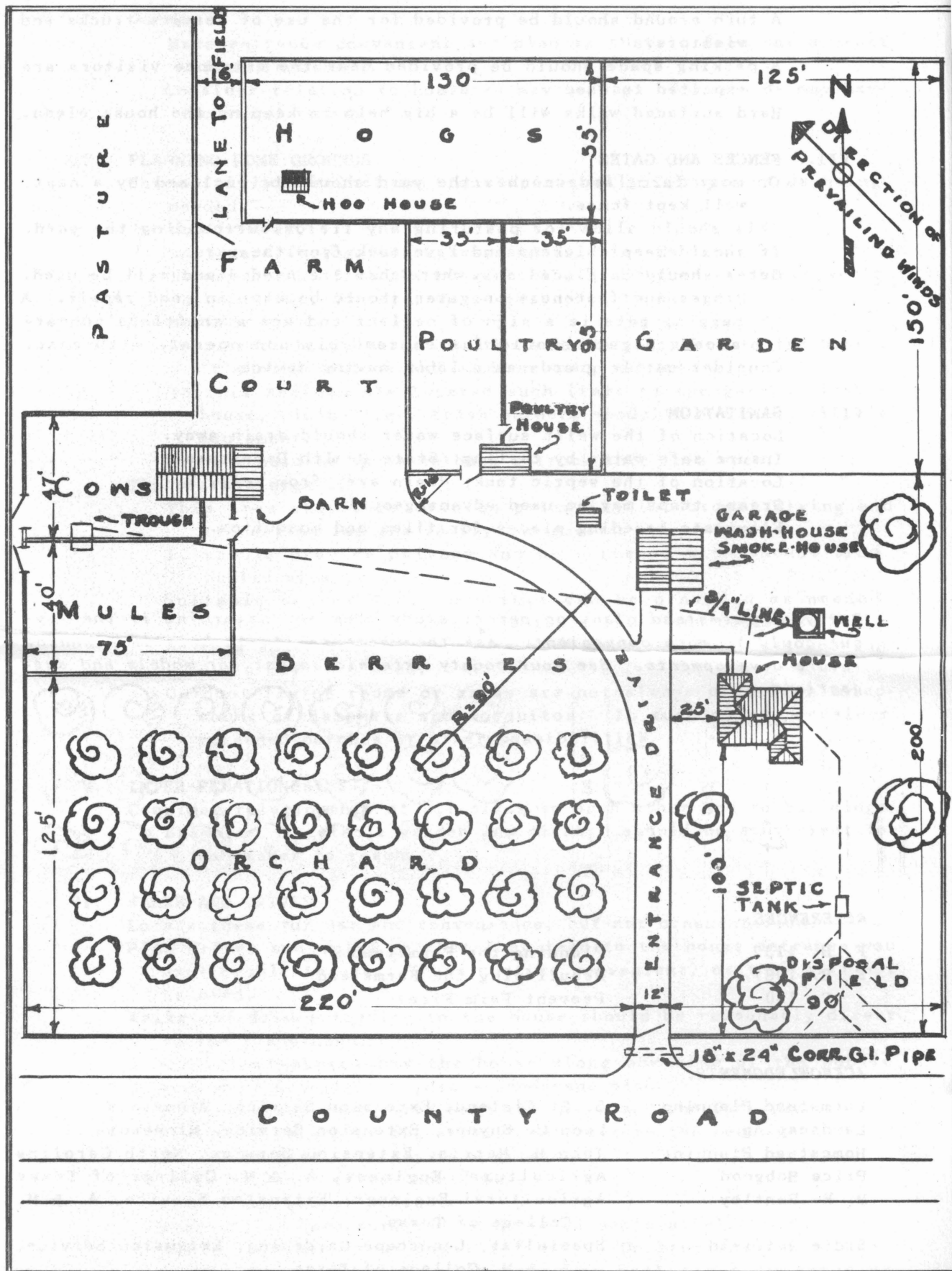
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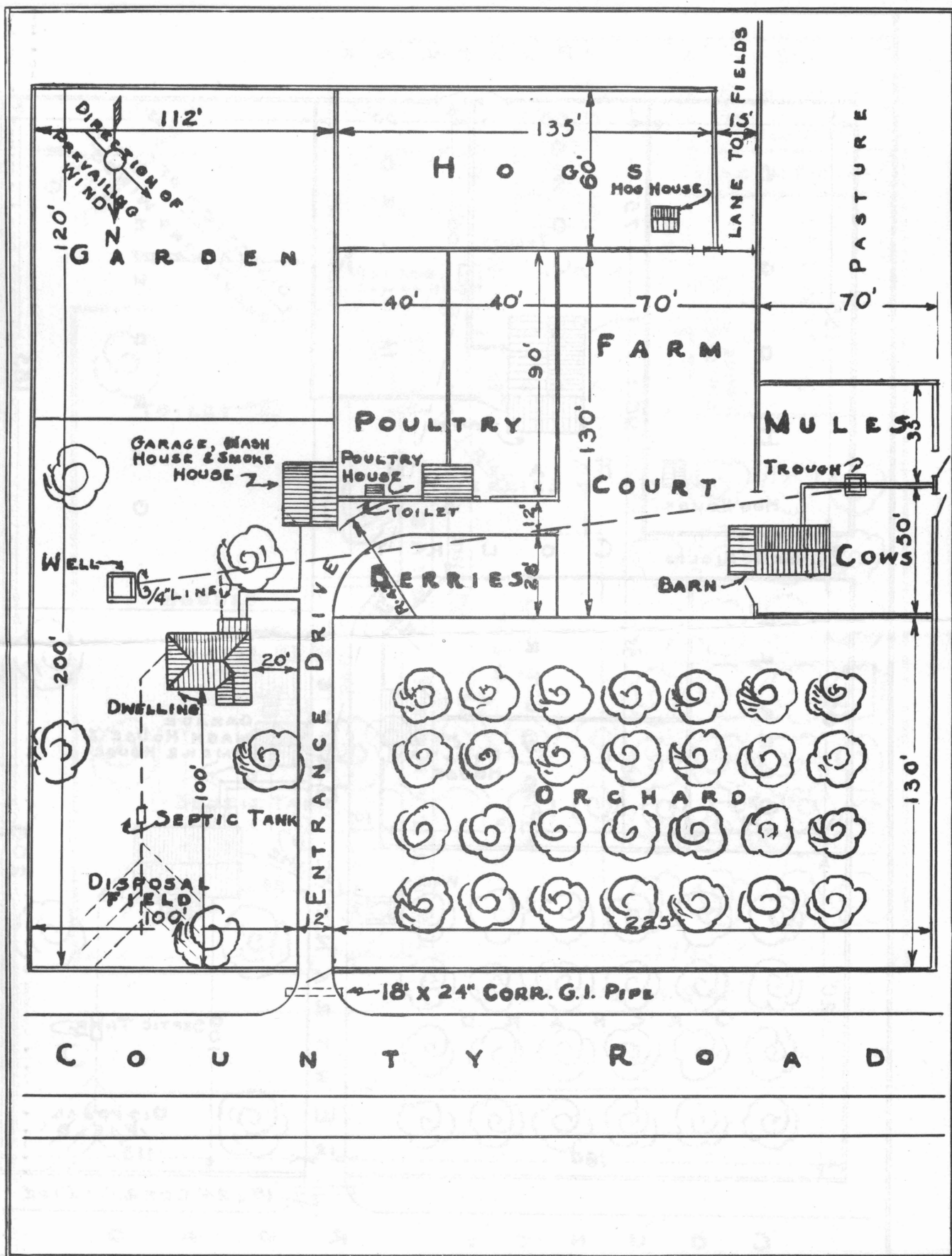
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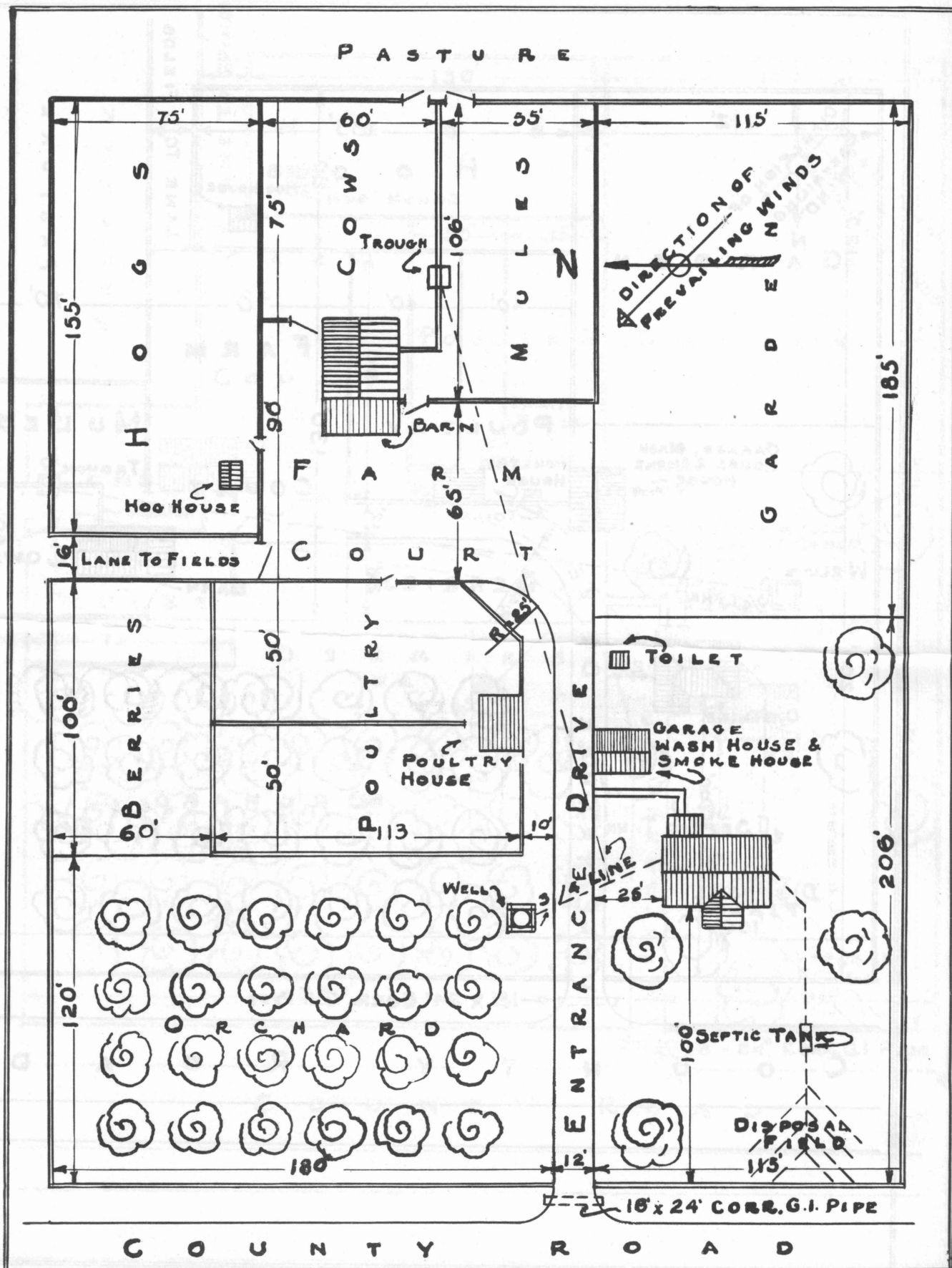
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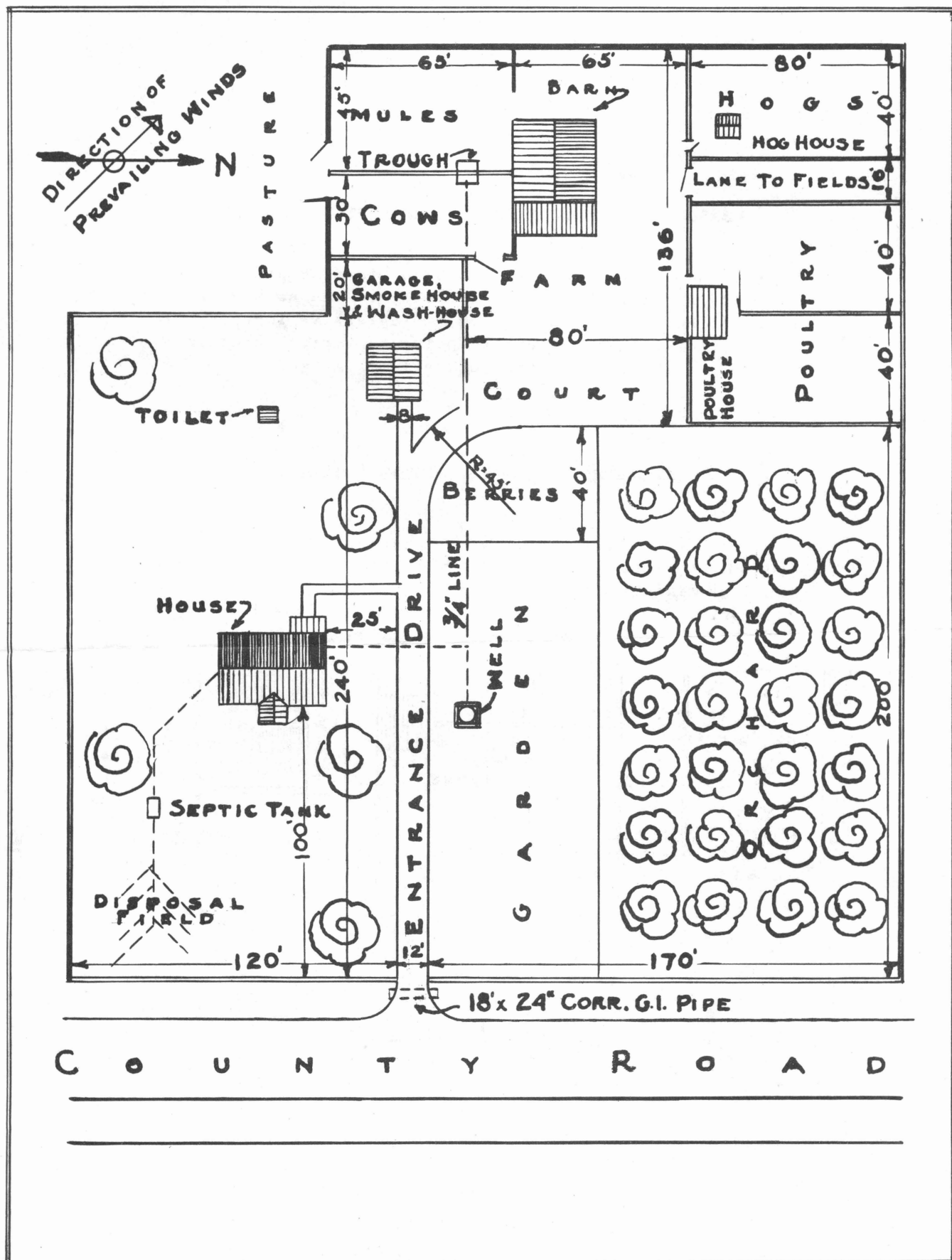


SOUTH



NORTH





MEASURE YOUR COMPLETED PLAN AGAINST THE FOLLOWING:

- Does it meet the requirements of the farming plan?
- Will it contribute to the efficiency of the work to be done?
- Does it lend itself to long-time progressive improvement?
- Is it practical from the standpoint of cost, taking into account the anticipated future farm income?

SUGGESTED DISTANCES BETWEEN BUILDINGS:

You should place buildings reasonably close together to economize on land and save labor, but allow enough space to house livestock and equipment without crowding. Livestock enterprises which produce flies and objectionable odors should be farther from the dwelling than those which do not.

| | |
|-------------------------------|-------------|
| House to road | 100-200 ft. |
| House to side road boundary | 30 ft. |
| House entrance to drive | 8 ft. |
| House foundation to walks | 5 ft. |
| House to poultry unit | 40-100 ft. |
| House to machine shed | 50-100 ft. |
| House to dairy unit | 100-200 ft. |
| House to beef cattle-hog unit | 300-350 ft. |
| Farm buildings to windbreak | 50 ft. |